| 061.A | 0010 | 0005.0 | 1 of 1 | Condominium |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 244,200 | / | 244,200 |
| USE VALUE: | 244,200 | / | 244,200 |
| ASSESSED: | 244,200 | / | 244,200 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 10 | | COLONIAL VILLAGE DR, ARLINGTON |

## OWNERSHIP

Unit #: J5

| | |
|---|---|
| Owner 1: | ABUGOV GREGORY & VICTORIA |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 16 ENDICOTT PL |
| Street 2: | |
| Twn/City: | CANTON |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02021 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | KAISER ALEXANDER J - |
| Owner 2: | - |
| Street 1: | 61 NEWCOMB ROAD |
| Twn/City: | WESTMINSTER |
| St/Prov: | MA Cntry: |
| Postal: | 01473 |

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 662 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R5 | APTS LOW | | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 102 | 0.000 | 244,200 | | | 244,200 |
| Total Card | 0.000 | 244,200 | | | 244,200 |
| Total Parcel | 0.000 | 244,200 | | | 244,200 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 368.88 | /Parcel: 368.8

## Legal Description

## User Acct

128016

## GIS Ref

## GIS Ref

## Insp Date

10/25/17

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID 061.A-0010-0005.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 102 | FV | 237,300 | 0 | . | | 237,300 | 237,300 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 216,500 | 0 | . | | 216,500 | 216,500 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 179,100 | 0 | . | | 179,100 | 179,100 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 166,700 | 0 | . | | 166,700 | 166,700 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 175,900 | 0 | . | | 175,900 | 175,900 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 154,600 | 0 | . | | 154,600 | 154,600 | Year End Roll | 12/11/2014 |
| 2014 | 102 | FV | 124,600 | 0 | . | | 124,600 | 124,600 | Year End Roll | 12/16/2013 |
| 2013 | 102 | FV | 124,600 | 0 | . | | 124,600 | 124,600 | | 12/13/2012 |

!5435!

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 20:19:42 |

## LAST REV

| Date | Time |
|---|---|
| 07/26/18 | 08:29:04 |

mmcmakin

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5435

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| KAISER ALEXANDE | 71235-506 | 2 | 6/28/2018 | | 250,000 | No | No | | |
| MOORE CLAIRE M, | 65366-269 | | 5/15/2015 | | 175,000 | No | No | | |
| HILBERT JENNIFE | 53491-384 | | 9/2/2009 | | 175,000 | No | No | | |
| DE BESCHE AUSTI | 45744-461 | | 7/29/2005 | | 208,000 | No | No | | |
| LIM POH CHUAN | 33586-138 | | 9/4/2001 | | 162,500 | No | No | | |
| | 18732-497 | | 12/1/1987 | | 108,000 | No | No | Y | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 128016 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 7/26/2018 | Mail Update | MM | Mary M |
| 10/25/2017 | Measured | DGM | D Mann |
| 3/21/2016 | SQ Returned | EMK | Ellen K |
| 5/6/2000 | | 197 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 102 | Condo | | 0 | | Sq. Ft. | Site | | 0 | 0. | 0.00 | 6021 | | | | | | | | | | | | | | | | |

| Total AC/HA: | 0.00000 | Total SF/SM: | 0 | Parcel LUC: | 102 | Condo | Prime NB Desc: | CONDO | Total: | | Spl Credit | | Total: | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 7 - Condo Garden | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 7 - Brick | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BRICK | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1962 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 0 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 0 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | R - Rear |
| Total Units: | |
| Floor: | 2 - 2nd Floor |
| % Own: | 0.657700002 |
| Name: | 9 - 6021 |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 30. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 30.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 320.00 |
| Size Adj.: | 1.40634441 |
| Const Adj.: | 1.07110488 |
| Adj $ / SQ: | 482.030 |
| Other Features: | 32732 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 351835 |
| Depreciation: | 107662 |
| Depreciated Total: | 244174 |

## COMMENTS

Building Number 10.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 4 | | BRs: 2 | | | Baths: 1 | | | | HB 0 | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 4 | 2 | 0 |
| Totals | | | |
| 1 | 4 | 2 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 482.03 |
| Special Features: | 0 | Val/Su Net: | 368.88 |
| Final Total: | 244200 | Val/Su SzAd | 368.88 |

## SKETCH

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| GLA | Gross Liv Ar | 662 | 482.030 | 319,104 |
| Net Sketched Area: | | 662 | Total: | 319,104 |
| Size Ad | 662 | Gross Are | 662 | FinArea 662 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

## PARCEL ID

061.A-0010-0005.0

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

More: N | Total Yard Items: | Total Special Featues: | Total: